

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner testified that he is desirous of constructing a 15 x 18 ft. family room on the side of his home. He testified that his growing

ORDER RECEIVED FOR FILM

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of February, 1981 that the petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 ft. in lieu of the required 10 ft. as prescribed and to amend the last Amended Development Plan of Section 4 of Halffield Manor, in accordance with Petitioners' request, be and the same is hereby granted.

ORDER RECEIVED FOR FILING
Date 1/10/2012
By [Signature]

J. Robert Haines
J. ROBERT HAINES
Deputy Commissioner
for Baltimore County

RIGHTS
 cu: Peoples Course

ORDER RECEIVED FOR \$100.00

UNITED STATES MEDICAL FORCE
1947-1948

My Commission Expires: 3-1-9

Description to accompany petition for a side yard variance of five feet in lieu of the required ten feet.

887-3353

January 18, 1991

RE: Petition for Zoning Variance
Case No. 91-151-A

Dear Mr. and Mrs. Sokol:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours

J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmn
encl.
cc: Peoples Counse

Account: R 001 6153

N. 3624

[illegible]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting 10/1/1911
 Posted for 10/1/1911
 Petitioner: James H. Smith
 Location of property 10/1/1911
 Location of Signs 10/1/1911
 Remarks: 10/1/1911
 Posted by 10/1/1911 Date of return 10/1/1911
 Number of Signs: 10/1/1911

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed rezoning of the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204, as follows:

Case Number: 91-151-A
 178.60' E Halffield Court
 4318 Halffield Manor Drive
 11th Election District
 5th Councilmanic
 Petitioner(s): William B. Bokel, Jr., et ux
 Hearing Date: Tuesday, Jan. 8, 1991 at 9:30 a.m.

Variance: to permit a side yard setback of 5 feet in lieu of the required 10 feet and to amend the last Amended Development Plan of Section 1 Halffield Manor.

J. ROBERT HAINES
 Zoning Commissioner of Baltimore County
 NJ/12113 Dec. 13

CERTIFICATE OF PUBLICATION

TOWSON, MD. 12-20-1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12-13-1990

THE JEFFERSONIAN,

S. Zeke Orlan
 Publisher

\$ 60.35

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J. ROBERT HAINES
 Zoning Commissioner of Baltimore County
 NJ/12113 Dec. 13

CERTIFICATE OF PUBLICATION

TOWSON, MD. 12-20-1990

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12-13-1990

NORTHEAST TIMES BOOSTER and the
 NORTHEAST TIMES REPORTER

S. Zeke Orlan
 Publisher

\$60.35

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner

DATE: 12-20-90

Mr. & Mrs. William B. Bokel, Jr.
 4318 Halffield Manor Drive
 Baltimore, Maryland 21236

RE:

Petition for Zoning Variance
 Case Number: 91-151-A
 N/S Halffield Manor Drive, 178.60' E Halffield Court
 4318 Halffield Manor Drive
 11th Election District - 5th Councilmanic
 Petitioner(s): William B. Bokel, Jr., et ux

Dear Petitioner(s):

Please be advised that \$ 145.70 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE DURING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines

J. ROBERT HAINES
 ZONING COMMISSIONER
 BALTIMORE COUNTY, MARYLAND

JRH:gs

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner



Dennis F. Rasmussen
 County Executive

November 27, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
 Case Number: 91-151-A
 N/S Halffield Manor Drive, 178.60' E Halffield Court
 4318 Halffield Manor Drive
 11th Election District - 5th Councilmanic
 Petitioner(s): William B. Bokel, Jr., et ux
 HEARING: THURSDAY, JANUARY 8, 1991 at 9:30 a.m.

Variance to permit a side yard setback of 5 feet in lieu of the required 10 feet and to amend the last Amended Development Plan of Section 1 Halffield Manor.

J. Robert Haines

J. ROBERT HAINES
 Zoning Commissioner of Baltimore County

cc: William B. Bokel, Jr.

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner



Dennis F. Rasmussen
 County Executive

October 19, 1990

Mr. & Mrs. William B. Bokel, Jr.
 4318 Halffield Manor Drive
 Baltimore, Maryland 21236

Re: CASE NUMBER: 91-151-A
 LOCATION: 4318 Halffield Manor Drive

Dear Petitioner(s):

Please be advised that your petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before October 31, 1990. The last date (closing date) on which a neighbor may file a formal request for hearing is November 15, 1990. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reporting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your order to be held and incur a \$50.00 charge. Please be advised that the order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

/s/
 U. G. Stephens
 (301) 887-3391

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner

November 7, 1990



Dennis F. Rasmussen
 County Executive

Mr. & Mrs. William B. Bokel, Jr.
 4318 Halffield Manor Drive
 Baltimore, MD 21236

RE: Item No. 156, Case No. 91-151-A
 Petitioner: William B. Bokel, et ux
 Petition for Residential Variance

Dear Mr. & Mrs. Bokel:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
 JAMES E. DYER
 Chairman
 Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner



Dennis F. Rasmussen
 County Executive

Your petition has been received and accepted for filing this 11th day of October, 1990.

J. Robert Haines

J. ROBERT HAINES
 ZONING COMMISSIONER

Received By:

James E. Dyer
 Chairman,
 Zoning Plans Advisory Committee

Petitioner: William B. Bokel, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
 Zoning Commissioner

DATE: October 22, 1990

FROM: Pat Keller, Deputy Director
 Office of Planning and Zoning

SUBJECT: William B. Bokel, Jr., Item No. 156

The Petitioner requests a Variance to permit a side yard setback of 5 ft. in lieu of the required 10 ft. as prescribed to amend the last Amended Development Plan of Section One, Halffield Manor.

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM156/2AC1

Rec
 10/25/90

Baltimore County
 Fire Department
 700 East Joppa Road, Suite 901
 Towson, Maryland 21204-5500
 (301) 887-4500

Paul H. Reincke
 Chief

OCTOBER 25, 1990



Dennis F. Rasmussen
 County Executive

J. Robert Haines
 Zoning Commissioner
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, MD 21204

RE: Property Owner: WILLIAM B. BOKEL, JR.

Location: #4318 HALFFIELD MANOR DRIVE

Item No.: 156 Zoning Agenda: OCTOBER 30, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. CHAPTER 22

REVIEWER: Pat Keller 10-23-90 Noted and Approved James E. Dyer
 Planning Group Fire Prevention Bureau
 Special Inspection Division

JK/REX

received
 10/30/90

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
OCTOBER 30, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES
SUBJECT: ZONING ITEM #: 156
PROPERTY OWNER: William B. Bokel, Jr., et ux
LOCATION: N/S Hallfield Manor Drive, 178.60' E Hallfield Ct (#4318 Hallfield Manor Dr)
ELECTION DISTRICT: 11th
COUNCILMANIC DISTRICT: 5th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- () PARKING LOCATION
- () NUMBER PARKING SPACES
- () BUILDING ACCESS
- () RAMPS (degree slope)
- () CURB CUTS
- () SIGNAGE

PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE. BUILDINGS, EXCEPT THOSE SINGLE FAMILY DETACHED 1 1/2 STORIES OR LESS, MUST BE SEPARATED BY A MINIMUM OF 10 FEET FROM ANY OTHER BUILDING. A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.

A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).

OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: October 26, 1990
FROM: Robert M. Fowling, P.E.
RE: Zoning Advisory Committee Meeting for October 30, 1990

The Developers Engineering Division has reviewed the subject zoning item and we have no comments for Items 154, 156, and 158.

Items 152, 157 and 160 are subject to the previous County Review Group comments.

For Item 155, the south side lot line is 135.12 feet instead of 150.10 feet as shown.

Robert M. Fowling
ROBERT M. FOWLING, P.E., Chief
Developers Engineering Division

RMB:s

William B. Bokel, Jr.
4318 Hallfield Manor Drive
Baltimore, Maryland 21236

November 20, 1990

Baltimore County Zoning
Office of Planning & Zoning
Towson, Maryland 21204

RE: Case No. 91-151-A, Residential Variance
Petitioner: William B. Bokel, Jr., et ux

Dear Mr. Dyer:

In response to comments submitted from members of the Advisory Committee, the proposed new construction would be built under the guidelines of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition. Such guidelines will be incorporated into construction plans.

The new construction will adhere to exterior fire separation guidelines in that the interior lotline wall will have no openings such as windows, doors, etc. and the fire rating will comply with any and all standards as dictated by the Baltimore County Building Code. Interior finished walls will be constructed of 5/8" sheetrock for maximum fire protection.

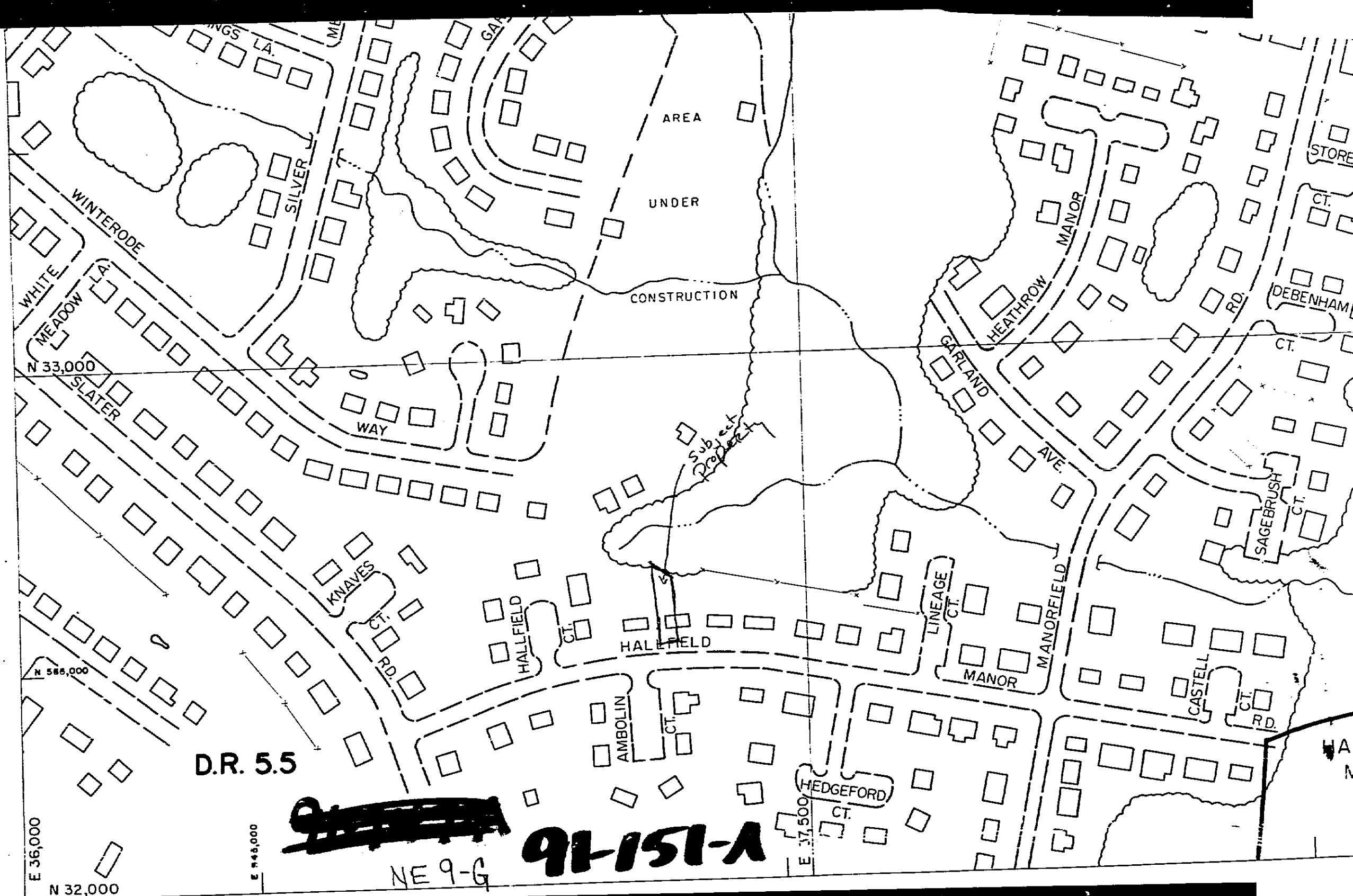
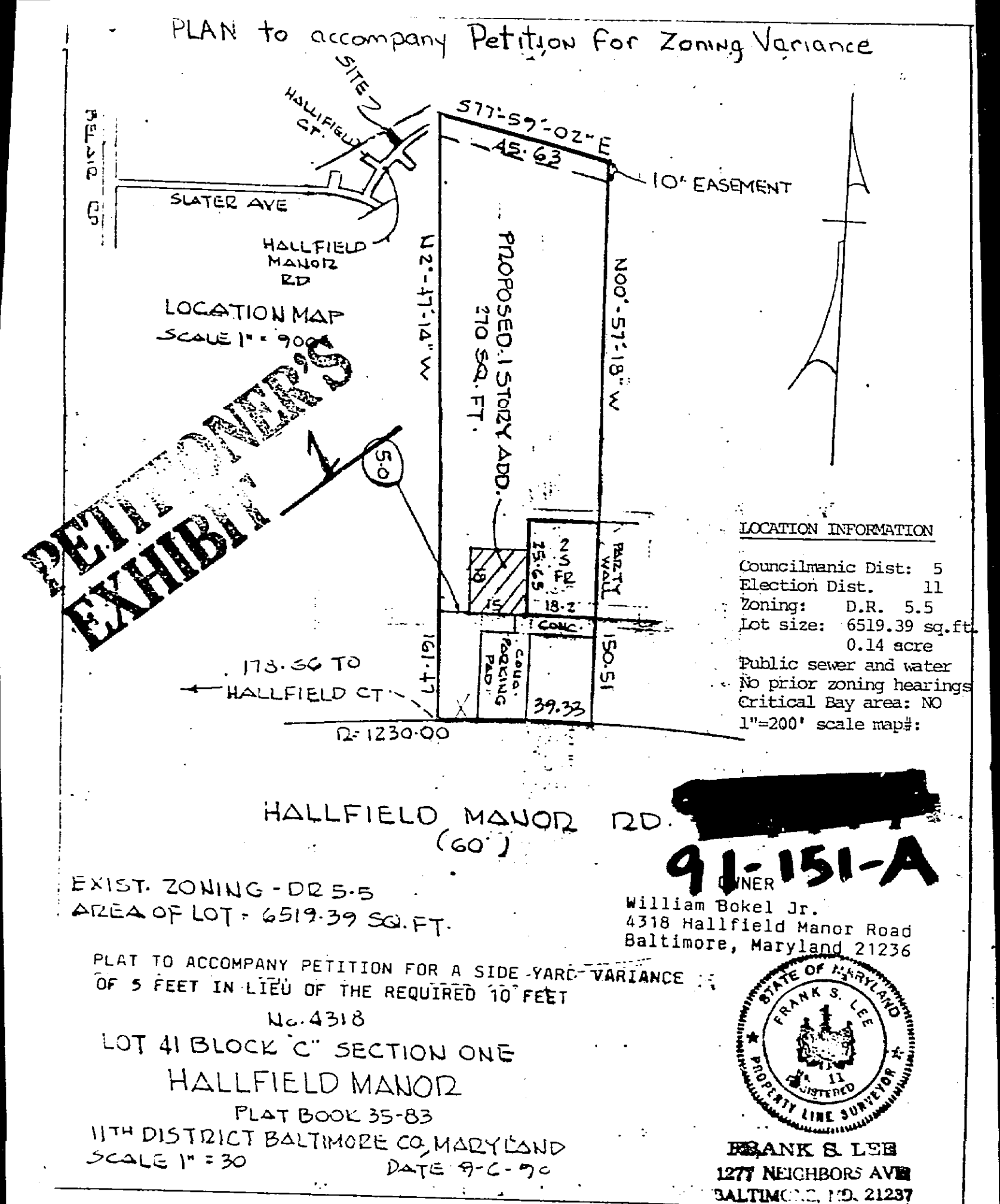
At the present time, no formal building plans have been drawn but if required a complete construction plan will be submitted prior to a permit to build being issued.

If you have any additional comments or concerns regarding my request for variance, please contact me at 256-3794.

Sincerely,

William B. Bokel, Jr.
William B. Bokel, Jr.

RECEIVED
NOV 27 1990
ZONING OFFICE



Development Control
Baltimore County Zoning Office
111 West Chesapeake Avenue
Room 113
Towson, Maryland 21204

RE: Petition for Zoning Variance of William B. Bokel, Jr.
Sirs:

In the matter of a side set-back variance as petitioned by my neighbor, William B. Bokel, Jr., I have been informed of his intentions regarding the dimensions and extent of a proposed addition to his residence as well as the need to build beyond the statutory guidelines. Being the neighboring property owner adjacent to this proposed addition and thus affected by any set-back change, I have been informed of the petitioned set-back change which would reduce the required set-back to five feet from the mandated ten feet. I do not object to such a reduction as petitioned by my neighbor. I feel that the intent of the zoning laws concerning public safety and welfare would not be infringed by granting the petition in this situation.

G. Joseph Schaefer
G. Joseph Schaefer

GJS/vbb

Petitioner's
Exhibit 2

CASE #: 91-151-A CASE #: 91-151-A



North view showing site on the east and adjacent structure on west



North view showing site of variance petition



North view showing variance site from property line



North view showing present structure and variance site



North view showing west face of property



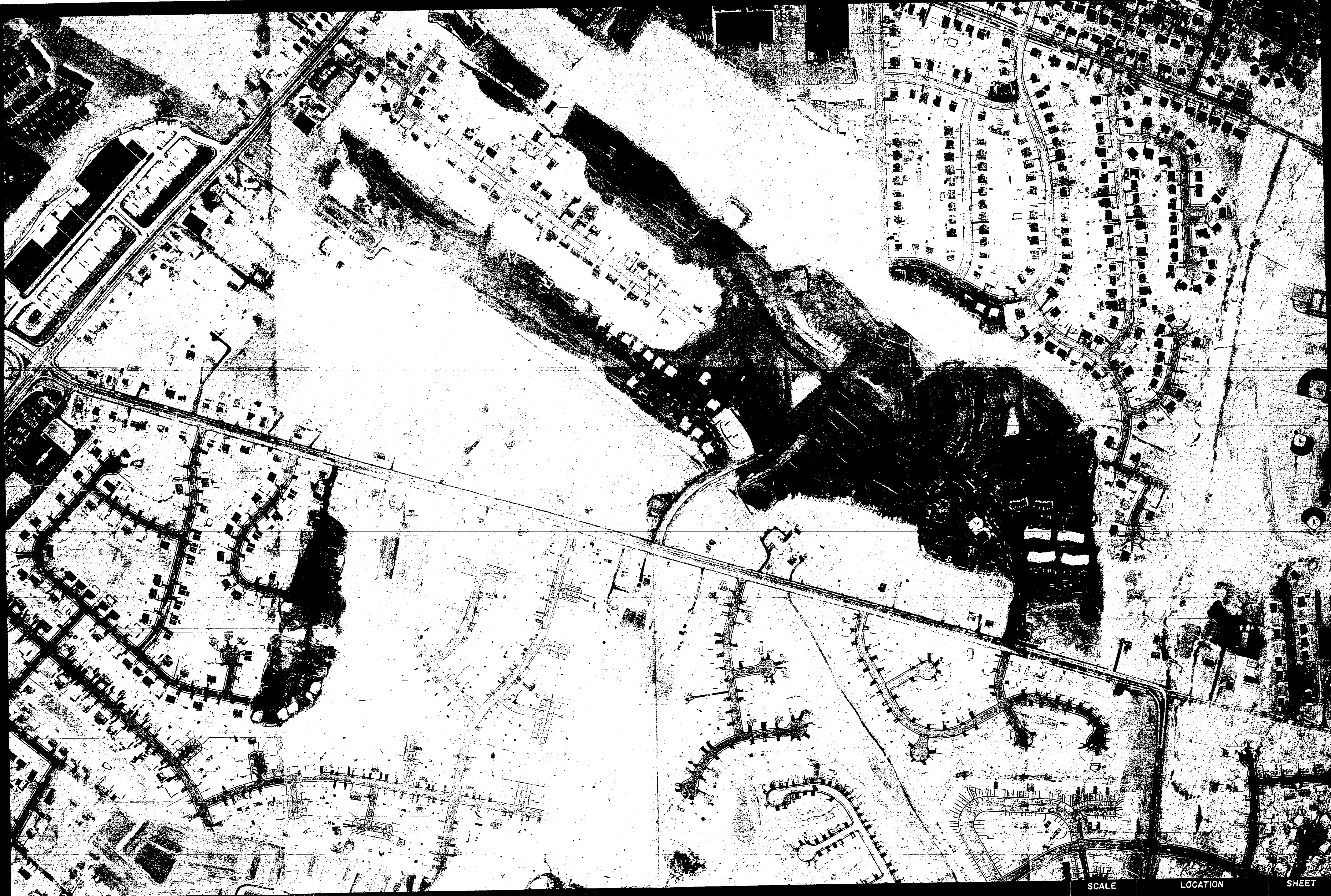
North view showing variance site from property line



North view showing variance site from property line

PETITIONER'S
EXHIBIT #3

PETITIONER'S
EXHIBIT #4



6-11-18
91-151-A

150 BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	PERRY HALL	N.E. 9-6
DATE OF PHOTOGRAPHY JANUARY 1986		